

IMPLEMENTATION GUIDE

9

Overview

Implementation of the strategies and recommendations of the Plan of Conservation and Development is the main purpose of the planning process.

Implementation of a Plan typically occurs in two main phases:

- some major recommendations can (and will) be carried out in a relatively short period of time since they are critical to the implementation of the Plan,
- other recommendations will be implemented over time because they may require additional study, coordination with (or implementation by) others, or involve the commitment of financial resources.

The Planning and Zoning Commission can (through regulation amendments, application reviews, and other means) implement many of the recommendations of the Plan of Conservation and Development. The Planning and Zoning Commission has the primary responsibility of implementing many of the Plan's recommendations.

Other recommendations may require cooperation of and action by, other local boards and commissions such as the Board of Selectmen, Board of Finance, and similar agencies.

However, if the Plan is to be realized, it must serve as a guide to all residents, businesses, builders, developers, applicant, owners, agencies, and individuals interested in the orderly conservation and development of Stonington.

Progress to Date

As the planning process has progressed, Town staff, boards and commissions have taken the initiative to begin implementing many of the strategies discussed and ultimately contained in this plan.

The amount of progress thus far has been exemplary and includes:

Conservation Recommendations

- developing an Open Space Plan,
- providing non-point pollution education programs,
- inventorying scenic resources,
- adopting fees in lieu of open space,
- developing a stormwater management plan and regulations,
- studying the creation of a stormwater management utility,
- planning for Mystic River and Pawcatuck River greenways,

Village Recommendations

- master planning historic mill sites and surrounding neighborhoods;
- reinstating the Pawcatuck Neighborhood Revitalization Organization; and
- conducting a neighborhood/mill design charette.

Development Recommendations

- developing conservation subdivision regulations,
- studying the HI-200 Zone,

Infrastructure Recommendations

- developing new parking regulations,
- developing new sign regulations,
- developing plans for the reconstruction of Coogan Boulevard, and
- implementing numerous sidewalk and streetscape improvement projects.

Tools

Using the Plan of Conservation & Development

Using the Plan of Conservation & Development as a basis for land use decisions by the Planning & Zoning Commission will help accomplish the goals and objectives of the Plan. All land use proposals should be measured and evaluated in terms of the Plan and its various elements.

Plan Implementation Committee / Annual Work Program

A Plan Implementation Committee (PIC) is an effective way to help implement the Plan. Stonington's PIC could use the implementation schedules that follow to develop an annual implementation program of issues to be addressed by boards and commissions.

The PIC should be modified to include representatives of various boards and commissions to help to prioritize, coordinate, and refine implementation of the Plan. The PIC could meet two to four times a year to establish priorities and guide implementation of the Plan's recommendations. In addition, the Committee could assess the status of specific recommendations, establish new priorities, and suggest new implementation techniques.

Alternatively, the Planning & Zoning Commission can assume the responsibility for coordinating implementation of the Plan's recommendations.

Annual Update Program

A Plan that is only updated once every ten years can be silent on emerging issues, trends and current policy objectives, which could lead to conflicts in land use decisions or missed opportunities. When a Plan is considered strictly a reference document rather than a working document, its effectiveness in guiding the community can diminish over time. Stonington should consider keeping this Plan current and not waiting to update it every ten years. A preliminary schedule might be as follows:

Conservation Themes	Development Themes	Community Needs
2005	2006	2007
2008	2009	2010

Each review and update would extend the Plan's ten-year life until the community felt that a comprehensive update was required. A work program for annual updates of the Plan is discussed in the sidebar. A Plan Implementation Committee could also assist in this effort.

The Borough Planning and Zoning Commission should be kept apprised of any amendments to the Plan of Conservation and Development and should return the courtesy when amending their own Plan of Conservation and Development.

Annual Update Process

An appropriate way to regularly update the Plan may be to update major sections of the Plan every year by:

- holding a public informational meeting to summarize the Plan recommendations and receive feedback from the community,
- holding a workshop session for local boards and other interested persons to discuss Plan strategies and suggest alternative language,
- revising Plan sections, as appropriate, and
- re-adopting the Plan (even if there are no text or map changes).

Regulation Updates

The importance of updating local regulations as soon as possible cannot be over-emphasized.

Updating Zoning and Subdivision Regulations

Many of the recommendations in the Plan of Conservation and Development can be implemented by the Planning & Zoning Commission through regulation amendments, application reviews, and other means. The Zoning and the Subdivision Regulations provide specific criteria for land development at the time of applications. As a result, these regulations are important tools to implement the recommendations of the Plan. However, this is only true if the regulations reflect the recommendations of the Plan.

In the near future, the Planning & Zoning Commission should undertake a comprehensive review of the zoning regulations, zoning map, and subdivision regulations and make whatever revisions are necessary to:

- make the regulations more user-friendly,
- implement Plan recommendations, and
- promote consistency between the Plan and the regulations.

Capital Improvement Program

The Capital Improvement Program or CIP is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized within local fiscal constraints that may exist.

The Plan contains several proposals (such as acquisition of a Town beach) whose implementation may require the expenditure of Town funds. The Plan recommends that these and other items be included in the Town's CIP and that funding for them be included as part of the Capital Budget.

Referral of Municipal Improvements

Section 8-24 of the Connecticut General Statutes requires that municipal improvements (defined in the statute) be referred to the Planning & Zoning Commission for a report before any local action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote by Town Meeting. All local boards and agencies should be notified of Section 8-24 and its mandatory nature so that proposals can be considered and prepared in compliance with its requirements.

Inter-Municipal and Regional Cooperation

Stonington can continue to work with other towns in the region, the Southeastern Connecticut Council of Governments, the State of Connecticut, and other agencies to explore opportunities where common interests coincide.


Staff Support

The various boards and commissions that are responsible for carrying out the many policies and tasks contained in this Plan cannot do so effectively without adequate support from Town Staff. Sufficient Town staffing levels are critical to the success of this plan.

Implementation Schedule

As illustrated below, implementation tables will assign primary responsibilities and preliminary schedules to the Plan's recommendations. In many instances, the responsibilities are shared by a number of entities (see sidebar).

Preserve More Meaningful Open Space

What	Who	Priority	Done
 1. Increase the mandatory open space set-aside to 20%	PZC	1	<input type="checkbox"/>

In addition, the tables identify both policies and tasks. Policies are long-term guidelines that do not readily lend themselves to a specific schedule or measurement. Tasks, on the other hand, are specific actions that can typically be scheduled, measured and their implementation readily identified.


Preliminary priorities are identified in the tables and are ranked according to a three step scale. High priorities are items that are either critical to the success of a planning strategy or are relatively easy to implement and can be handled without delay. Moderate priorities are policies and tasks that are not as time sensitive as high priorities and may be more difficult to implement due to funding constraints or complexity. Moderate priorities should be addressed by the middle of the ten year planning period. Lower priorities are typically longer range items that might require a "wait and see" approach or are preceded by higher funding priorities. Lower priorities may be addressed towards the end of the planning period and beyond.

Implementation of the Plan is a gradual and continual process. While some recommendations can be carried out in a relatively short period of time, others may only be realized towards the end of the planning period or beyond. Further, since some recommendations may involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages.


Sample Legend

BOS	Board of Selectmen
CC	Conservation Commission
DEP	Department of Environmental Protection
HD	Health Department
IWC	Inland Wetlands Commission
PZC	Planning & Zoning Commission
Staff	Department of Planning

Priorities

	Task
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1	High Priority
2	Moderate Priority
3	Lower Priority



	Policy
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A	High Priority
B	Moderate Priority
C	Lower Priority

Legend












BOF	Board of Finance
BOS	Board of Selectmen
CC	Conservation Commission
DOP	Department of Planning
PZC	Planning & Zoning Commission

Priorities






	Task
1	High Priority
2	Moderate Priority
3	Lower Priority
	Policy
A	High Priority
B	Moderate Priority
C	Lower Priority

Preserve Open Space


Preserve More Open Space (Page 4-2)

		Who	Priority	Done
	1. Increase the mandatory open space set-aside to 20%.	PZC	1	<input type="checkbox"/>
	2. Require open space as part of every residential development application or accept a fee-in-lieu equal to 10% of the value of the parcel(s).	PZC	A	
	3. Require the amount of constrained open space land to be proportional to the amount of constrained land within the overall development, unless waived by the PZC.	PZC	1	<input type="checkbox"/>
	4. Enhance the open space acquisition fund through annual contributions in the budget and/or by bonding	BOF BOS	1	<input type="checkbox"/>
	5. Continue to pursue state and/or federal open space grants,	All	A	
	6. Convert unprotected and perceived open space into protected open space by acquiring land or easements.	BOS CC PZC	3	
	7. Investigate adopting regulations to allow development flexibility for open space preservation.	PZC	1	<input type="checkbox"/>
	8. Require conservation easements or other measures during approvals.	PZC	A	
	9. Investigate allowing off-site dedication and/or banking of open space.	PZC	1	<input type="checkbox"/>
	10. Investigate <i>requiring</i> “open space developments” resulting in higher percentage of open space.	PZC	1	<input type="checkbox"/>
	11. Educate residents about benefits of open space donation and sale of development rights	CC	B	

Preserve Meaningful Open Space and Create a Greenway System (Page 4-4)



		Who	Priority	Done
	12. Interconnect open spaces into a system of local and regional greenways	CC PZC	A	
	13. Establish trails along greenways and tie into regional trails to encourage passive recreation.	All	A	
	14. Encourage other organizations to allow for public access and use.	All	A	
	15. Prioritize open space acquisitions based on critical resource protection and recreational potential.	CC	1	<input type="checkbox"/>
	16. Identify and take a proactive approach to acquire beach property for public use through land acquisition or donation, if and when available.	BOS CC	1	<input type="checkbox"/>

Investigate Formation of a Stonington Land Trust (Page 4-6)


		Who	Priority	Done
	17. Investigate creating a Stonington Land Trust.	CC DOP	1	<input type="checkbox"/>

Protect Important Natural Resources




Address Natural Resources at Time of Development (Page 4-8)

	Who	Priority	Done
 1. Adopt buildable land regulations to reduce development pressure on sensitive areas.	PZC	1	<input type="checkbox"/>
 2. Investigate adopting soil-based zoning to relate density of development to the capability of soils to support it	PZC	1	<input type="checkbox"/>



Strengthen Wetlands and Watercourse Setbacks (Page 4-10)

	Who	Priority	Done
 3. Adopt upland review areas for inland wetlands and watercourses and modify non-infringement areas to include only appropriate coastal zones.	IWC PZC	1	<input type="checkbox"/>









Preserve Natural Diversity (Page 4-10)

	Who	Priority	Done
 4. Work with applicants to ensure that important Natural Diversity Database (NDDDB) resources are protected.	CC IWC PZC	A	<input type="checkbox"/>
 5. Minimize wildlife habitat loss through the preservation of open space and natural resource areas	All	A	<input type="checkbox"/>
 6. Prohibit the introduction of non-native or invasive species during the site development or subdivision process.	IWC PZC	2	<input type="checkbox"/>

Protect Water Quality (Page 4-12)

	Who	Priority	Done
 7. Modify the Aquifer Protection Zone to allow uses according to their potential risk to water resource protection areas.	PZC	2	<input type="checkbox"/>
 8. Adopt an ordinance to require the identification, licensing, and/or removal of residential underground storage tanks.	BOS	1	<input type="checkbox"/>


Address Stormwater Management (Page 4-15)

	Who	Priority	Done
 9. Require that the “first flush of runoff be appropriately treated in terms of quality and rate of runoff.	IWC PZC	1	<input type="checkbox"/>
 10. Encourage site designs that minimize impervious surfaces, promote infiltration of stormwater, and reduce runoff.	IWC PZC	B	<input type="checkbox"/>
 11. Create a stormwater management plan that includes best management practices for stormwater management.	DOP DPW IWC PZC SMSG	1	<input type="checkbox"/>
 12. Investigate creating a stormwater utility to pay for compliance with NPDES Phase II guidelines	SMSG	2	<input type="checkbox"/>
 13. Provide vegetative buffers to wetland and watercourses to filter pollutants from stormwater runoff.	IWC DOP	B	<input type="checkbox"/>
 14. Limit the clearing and grading of sites so as to minimize the impact on natural drainage patterns.	DOP PZC SMSG	B	<input type="checkbox"/>
 15. Promote public education programs that address “non-point” pollution issues.	CC	B	<input type="checkbox"/>
 16. Adopt “effective impervious coverage” requirements for commercial and industrial zones.	PZC	1	<input type="checkbox"/>

Legend

BOS	Board of Selectmen
CC	Conservation Commission
DOP	Department of Planning
DPW	Department of Public Works
IWC	Inland Wetlands Commission
PZC	Planning & Zoning Commission
SHS	Stonington Historical Society
SMSG	Stormwater Management Study Group
WC	Waterfront Commission



Priorities

 Task	
1	High Priority
2	Moderate Priority
3	Lower Priority

Legend



BOS	Board of Selectmen
CC	Conservation Commission
DOP	Department of Planning
MRHS	Mystic River Historical Society
PZC	Planning & Zoning Commission
SHS	Stonington Historical Society

Priorities



	Task
1	High Priority
2	Moderate Priority
3	Lower Priority
	Policy
A	High Priority
B	Moderate Priority
C	Lower Priority

Preserve Historic Resources








Encourage “Sensitive Stewardship” (Page 4-16)

		Who	Priority	Done
	1. Encourage sensitive stewardship as the most effective means of preserving historic resources.	DOP MRHS SHS	B	
	2. Continue to provide educational programs and technical assistance about historic preservation to historic property owners.	DOP MRHS SHS	B	

Recognize Significant Historic Resources (Page 4-16)





		Who	Priority	Done
	3. Continue to identify and recognize important historical resources through national and state recognition programs.	DOP MRHS SHS	B	
	4. Establish a local register of historic places.	DOP MRHS SHS	2	<input type="checkbox"/>

Establish Preservation Programs (Page 4-18)



		Who	Priority	Done
	5. Establish local historic districts that require a Certificate of Appropriateness for exterior renovations in the district.	All	1	<input type="checkbox"/>
	6. Establish “village districts” (by the Planning & Zoning Commission) that allow architectural review of proposals within the district.	PZC	1	<input type="checkbox"/>
	7. Adopt a demolition delay ordinance that requires as much as a 90-day waiting period before historic buildings can be demolished.	BOS	1	<input type="checkbox"/>
	8. Adopt regulatory incentives (such as historic overlay and/or adaptive re-use provisions in zoning regulations).	PZC	2	<input type="checkbox"/>
	9. Provide economic incentives such as tax abatements, grants or loans for restoration of historic resources.	BOS	2	<input type="checkbox"/>
	10. Update the Historic Resources Inventory.	DOP MRHS SHS	2	<input type="checkbox"/>
	11. Seek Certified Local Government designation to become eligible for historic preservation grants.	BOS DOP	1	<input type="checkbox"/>

Conserve Coastal Resources


Protect Coastal Water Quality (Page 4-20)

		Who	Priority	Done
	1. Lower density and/or lot area coverage in undeveloped areas proximate to tidal wetlands and coastal waters.	PZC	1	<input type="checkbox"/>
	2. For significant new development, require that the first inch of runoff be captured, treated and discharged at lower rates.	IWC PZC	1	<input type="checkbox"/>
	3. Adopt additional management buffer areas adjacent to regulated wetlands.	IWC	1	<input type="checkbox"/>
	4. Adopt uniform setbacks of 75-100 feet from all tidal wetlands with provisions for necessary minor incursions.	PZC WC	2	<input type="checkbox"/>


Provide for Marinas and Water-Dependent Uses (Page 4-20)

		Who	Priority	Done
	5. Prohibit all but ancillary, non-water dependent uses in MC-80 Zone.	PZC	1	<input type="checkbox"/>
	6. Create a “neighborhood marine” overlay district to restrict residential uses while encouraging new and existing boating facilities in appropriate water dependent use locations.	PZC	1	<input type="checkbox"/>



Protect Coastal Islands (Page 4-20)

		Who	Priority	Done
	7. Investigate creating an “Island Conservation” Zone.	PZC	2	<input type="checkbox"/>



Ensure Public Access to Coastal Open Space (Page 4-20)

		Who	Priority	Done
	8. Require appropriate public access signage as a condition of coastal site plan review approval if public access is required.	PZC	1	<input type="checkbox"/>

Restrict Development in Coastal (V) Flood Zones (Page 4-22)

		Who	Priority	Done
	9. Create setbacks from high hazard V Zones for all non-water dependent uses.	PZC	1	<input type="checkbox"/>
	10. Restrict densities and coverage in extensive V Zone areas.	PZC	1	<input type="checkbox"/>


Coordinate Coastal & Harbor Management Efforts (Page 4-22)

		Who	Priority	Done
	11. Improve the referral process between the PZC, Harbor Commissions and other agencies responsible for coastal management to ensure more timely responses.	DOP HC PZC WC	1	<input type="checkbox"/>
	12. Review marina development proposals jointly to ensure that upland elements are adequate to support water-based activity.	HC PZC WC	A	

Legend

BOS	Board of Selectmen
CC	Conservation Commission
DOP	Department of Planning
IWC	Inland Wetlands Commission
HC	Harbor Commissions
PZC	Planning & Zoning Commission
WC	Waterfront Commission


Priorities

	Task
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1	High Priority
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2	Moderate Priority
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3	Lower Priority
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	Policy
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A	High Priority
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B	Moderate Priority
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C	Lower Priority
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Legend

BOS	Board of Selectmen
CC	Conservation Commission
DOP	Department of Planning
DPW	Department of Public Works
PZC	Planning & Zoning Commission


Priorities

	Task
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1	High Priority
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2	Moderate Priority
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3	Lower Priority
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	Policy
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A	High Priority
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B	Moderate Priority
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C	Lower Priority
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Preserve Scenic Resources




Protect Scenic Areas and Vistas (Page 4-24)

		Who	Priority	Done
	1. Inventory scenic resources and establish policies and regulations to protect them.	CC DOP DPW PZC	1	<input type="checkbox"/>

Preserve Undeveloped Land as Long as Possible (Page 4-24)


		Who	Priority	Done
	2. Consider expanding the PA. 490 open space program.	BOS	2	<input type="checkbox"/>

Protect Scenic Roads (Page 4-26)


		Who	Priority	Done
	3. As scenic roadsides are developed, preserve scenic elements through conservation easements or open space set-asides.	CC PZC	A	<input type="checkbox"/>
	4. The Tree Warden or his/her designee should work with utility companies to preserve scenic streetscapes.	BOS CC	A	<input type="checkbox"/>
	5. Improve the Scenic Road Ordinance	BOS CC	1	<input type="checkbox"/>

Reinforce Village Development Patterns






Define Village Boundaries (Page 5-2)

	Who	Priority	Done
 1. Create village boundaries to define the desired extent of village development patterns.	PZC	1	<input type="checkbox"/>





Develop Village Plans (Page 5-2)

	Who	Priority	Done
 2. Initiate comprehensive village planning programs for Mystic, Old Mystic and Pawcatuck.	PZC EDC	1	<input type="checkbox"/>


Establish Village Districts (Page 5-4)

	Who	Priority	Done
 3. Establish separate and distinct village districts for Mystic, Old Mystic and Pawcatuck to control the design of commercial development in a manner that is consistent with the distinct character of each village.	PZC	1	<input type="checkbox"/>
 4. Encourage mixed-use development in appropriate locations within the villages.	PZC	A	
 5. Where appropriate, encourage multi-story infill development with office and residential uses on the upper floors.	PZC	A	
 6. Where appropriate, attract a mix of retail and service uses that not only cater to the Town's tourist economy but also address everyday village needs.	PZC EDC	A	
 7. Allow appropriate community and institutional uses such as churches, social clubs and museums that add to the vitality of the villages (by Special Use Permit).	PZC	2	<input type="checkbox"/>

Enhance Walkable Villages (Page 5-7)

	Who	Priority	Done
 8. Ensure pedestrian access throughout the villages with emphasis on access to schools and other points of interest.	DOT DPW	A	
 9. Ensure safe pedestrian crossings of major streets.	DOT DPW	A	
 10. Provide pedestrian enhancements such as benches, shade trees and trash receptacles in commercial areas and other appropriate locations.	DPW	2	<input type="checkbox"/>
 11. Seek funding to improve village streetscapes by burying overhead utilities.	DPW	2	<input type="checkbox"/>


Implement the Pawcatuck Riverwalk (Page 5-7)


	Who	Priority	Done
 12. As riverside mills are redeveloped, require access to the Pawcatuck River to enhance the Pawcatuck Riverwalk project and expand the Pawcatuck River Valley Greenway.	PZC	A	

Legend

BOS	Board of Selectmen
CC	Conservation Commission
DOP	Department of Planning
DOT	Connecticut Department of Transportation
DPW	Department of Public Works
EDC	Economic Development Commission
PZC	Planning & Zoning Commission

Priorities


	Task
1	High Priority
2	Moderate Priority
3	Lower Priority

	Policy
A	High Priority
B	Moderate Priority
C	Lower Priority

Legend

DOP	Department of Planning
EDC	Economic Development Commission
PZC	Planning & Zoning Commission


Priorities

	Task
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1	High Priority
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2	Moderate Priority
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3	Lower Priority
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	Policy
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A	High Priority
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B	Moderate Priority
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C	Lower Priority
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Reuse the Mills and Other Underutilized Commercial and Industrial Sites

Master Plan the Larger Mill Sites (Page 5-8)







		Who	Priority	Done
	1. Continue the work of the EDC on the “Revision” program in Pawcatuck to master plan for the larger underutilized mills. Similarly address mills in other areas of Town.	EDC PZC DOP	1	<input type="checkbox"/>

Require Redevelopment Plans (Page 5-8)



		Who	Priority	Done
	2. Through a floating zone or other creative land-use tools, allow mixed-use development within the mill sites including residential, restaurant, retail and service uses that add to the vitality of the villages.	PZC	1	<input type="checkbox"/>

Encourage Appropriate Economic Development










Address the Highway Interchange-200 Zone (Page 6-2)

	Who	Priority	Done
 1. Revise the HI Zone and other Zoning Regulations as prescribed.	PZC	1	<input type="checkbox"/>
 2. Refine the geography of the HI Zone as prescribed.	PZC	1	<input type="checkbox"/>
 3. Manage access to Routes 2 and 49 and encourage consolidated development.	PZC	A	
 4. Increase the utility of the land in the HI Zone by seeking the release of excess ConnDOT right-of-way and Aquarion Water Company land.	AWC BOS COG DOT	1	<input type="checkbox"/>
 5. Demand from ConnDOT more direct access from Route 2 to northbound I-95 at Exit 92 due to its critical importance to the success of the HI- Zone.	BOS COG DOT	1	<input type="checkbox"/>
 6. Consider allowing additional uses in the HI Zone if such uses provide net tax revenue and do not conflict with other economically beneficial uses.	PZC	1	<input type="checkbox"/>

Guide Appropriate Industry to Exit 91 (Page 6-6)

	Who	Priority	Done
 7. Direct non-labor intensive uses to Exit 91 to take advantage of direct access to I-95.	EDC DOP	A	
 8. Reorient the LI-130 Zone at Exit 91 in an east-west direction paralleling I-95.	PZC	1	<input type="checkbox"/>



Guide Appropriate Development to Exit 90 (Page 6-8)

	Who	Priority	Done
 9. Initiate a comprehensive area plan for the area surrounding Exit 90.	PZC	1	<input type="checkbox"/>
 10. Create a new transition zone northeast of Jerry Brown Road and south of Interstate 95 to allow for low-intensity professional office and age-restricted housing uses.	PZC	1	<input type="checkbox"/>
 11. Create a new Maritime Historical / Educational Zone, with significant neighborhood input that both legitimizes and controls the Mystic Seaport, allowing it to adapt to change.	PZC	1	<input type="checkbox"/>
 12. Limit commercial sprawl with fixed growth boundaries around major commercial areas.	PZC	1	<input type="checkbox"/>
 13. Consider creating a transportation/visitor center to mitigate idling busses, promote area attractions and reduce dependency on private motor vehicles between I-95 and Mystic.	BOF BOS DOT	1	<input type="checkbox"/>
 14. Allow the major institutional uses to share a common highway oriented promotional sign.	PZC MA MS	2	<input type="checkbox"/>
 15. Work cooperatively to create unified directional signage and streetscape elements throughout tourist areas and improve pedestrian connections to the Mystic village center	All	1	<input type="checkbox"/>
 16. Reconfigure Coogan Boulevard into a true boulevard with bicycle and pedestrian enhancements.	DOT DPW	2	<input type="checkbox"/>
 17. Consider redirecting northbound Jerry Brown Road into Coogan Boulevard.	DOT DPW	2	<input type="checkbox"/>

Legend

BOF	Board of Finance
BOS	Board of Selectmen
COG	Southeastern Connecticut Council of Governments
DOP	Department of Planning
DOT	Department of Transportation
DPW	Department of Public Works
EDC	Economic Development Commission
MA	Mystic Aquarium
MCC	Mystic Chamber of Commerce
MS	Mystic Seaport
PZC	Planning & Zoning Commission


Priorities

	Task
1	High Priority
2	Moderate Priority
3	Lower Priority
	Policy
A	High Priority
B	Moderate Priority
C	Lower Priority

Legend

BOS	Board of Selectmen
DOP	Department of Planning
DOT	Department of Transportation
DPW	Department of Public Works
PZC	Planning & Zoning Commission


Priorities

	Task
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1	High Priority
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2	Moderate Priority
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3	Lower Priority
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	Policy
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A	High Priority
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B	Moderate Priority
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C	Lower Priority
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	18. Consider creating a roundabout at Jerry Brown Road and Whitehall Avenue to calm traffic and facilitate left turns.	DOT DPW	2	<input type="checkbox"/>
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Implement Design Review (Page 6-13)


Who Priority Done

	19. Create a Design Review Committee to create and consistently administer design guidelines for business development.	BOS	2	<input type="checkbox"/>
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Manage Residential Growth


Adopt a Residential Density Regulation (Page 6-15)

Who Priority Done

	1. Adopt density-based zoning to allow more flexible development patterns to avoid environmentally sensitive areas and increase the percentage of dedicated open space.	PZC	1	<input type="checkbox"/>
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Encourage Open Space Development Patterns (Page 6-16)

Who Priority Done

	2. Require Special Use Permits for conventional subdivisions in environmentally sensitive areas.	PZC	1	<input type="checkbox"/>
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Investigate Allowing Transfer of Development Rights (Page 6-18)




Who Priority Done

	3. Investigate allowing the transfer of development rights to redirect growth from sensitive areas to more suitable locations.	PZC	2	<input type="checkbox"/>
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Address Changing Housing Needs





Increase Age-Restricted Housing Options (Page 6-21)

Who Priority Done

	1. Maintain or enhance tax relief programs for older residents.	BOS	1	<input type="checkbox"/>
	2. Encourage age-restricted housing where appropriate.	PZC	1	<input type="checkbox"/>
	3. Expand options for accessory apartments as units for older residents.	PZC	2	<input type="checkbox"/>



Accommodate Affordable Housing (Page 6-22)

Who Priority Done



	4. Allow modest density bonuses or design flexibility in exchange for affordable units.	PZC	2	<input type="checkbox"/>
	5. Create a joint commission/taskforce to investigate fees-in-lieu of affordable housing and other regulations to provide affordable housing.	DOP PZC	1	<input type="checkbox"/>
	6. Restore the CDBG loan program to rehabilitate older homes and create or retain affordable units.	DOP	2	<input type="checkbox"/>
	7. Consider requiring mandatory affordable housing within every residential development and accepting a fee-in-lieu thereof to be used to purchase affordable.	PZC	2	<input type="checkbox"/>

Protect Existing Neighborhoods


Address the Hot Bunking Issue (Page 6-24)

		Who	Priority	Done
	1. Adopt an ordinance to restrict dwelling unit occupancy to families or individuals living as a family unit.	BOS	1	<input type="checkbox"/>
	2. Adopt boarding house regulations to create regulated, affordable housing for transient casino and hospitality industry employees.	PZC	2	<input type="checkbox"/>

Address Blighted Conditions (Page 6-24)

		Who	Priority	Done
	3. Evaluate the extent of blighted conditions in town to determine whether a property maintenance ordinance is warranted.	BOS	2	<input type="checkbox"/>
	4. Restore the CDBG loan program to rehabilitate older homes and eliminate blighted conditions.	DOP	2	<input type="checkbox"/>

Discourage Inappropriate Building Teardowns (Page 6-24)

		Who	Priority	Done
	5. Strengthen floor-area-ratios, building height and other requirements in areas susceptible to teardowns.	PZC	3	<input type="checkbox"/>


Legend

BOS Board of Selectmen

DOP Department of Planning

PZC Planning & Zoning Commission


Priorities

	Task
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1	High Priority
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2	Moderate Priority
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3	Lower Priority
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	Policy
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A	High Priority
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B	Moderate Priority
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C	Lower Priority
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Legend


BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectmen
CC	Conservation Commission
DOP	Department of Planning
DPW	Department of Public Works
EMS	Emergency Medical Services
FD	Fire Departments
RC	Recreation Commission

Priorities



	Task
1	High Priority
2	Moderate Priority
3	Lower Priority
	Policy
A	High Priority
B	Moderate Priority
C	Lower Priority

Address Community Facility Needs





Address Town Hall Needs (Page 7-2)

		Who	Priority	Done
	1. Build an addition to Town Hall to meet current as well as future needs, and modify FAR regulations if necessary.	BOS BOF DPW	2	<input type="checkbox"/>


Address Public Safety Services (Page 7-3)

		Who	Priority	Done
	2. Continue programs to attract and retain volunteers.	BOS EMS FD	A	<input type="checkbox"/>
	3. Conduct a comprehensive study of the emergency services to determine whether consolidation or increased coordination between departments could result in economies of scale, more consistent training, better communications and improved response times.	BOS EMS FD	2	<input type="checkbox"/>





Address Public Works Issues (Page 7-4)

		Who	Priority	Done
	4. Provide adequate funding and staff to properly maintain roads, sidewalks and storm drainage facilities and avoid more costly repairs or replacement.	BOF BOS	A	<input type="checkbox"/>
	5. Create an asset management program to plan for road, drainage, sidewalk, and other maintenance needs.	DPW	2	<input type="checkbox"/>
	6. Investigate consolidating fragmented townwide Highway Department functions under one department (on a contractual basis if necessary) to take advantage of economies of scale.	BOS DPW	3	<input type="checkbox"/>
	7. Address space needs in the Old Highway Garage.	BOS	1	<input type="checkbox"/>


Replace the Dog Pound (Page 7-5)

		Who	Priority	Done
	8. Replace the Dog Pound and enlarge it to accommodate stray cats if necessary.	BOS DPW	2	<input type="checkbox"/>


Address Recreation Needs (Page 7-6)

		Who	Priority	Done
	9. Construct additional multi-purpose fields at the Recreation Complex and/or adjacent to the Pawcatuck pollution control facility.	BOS RC	2	<input type="checkbox"/>
	10. Acquire waterfront property suitable for a Town beach or provide alternative outdoor water recreation such as aqua fountains.	BOS CC RC	2	<input type="checkbox"/>
	11. Update playground equipment, address unsafe conditions and provide toilets at recreation facilities as needed.	BOS DPW RC	1	<input type="checkbox"/>
	12. Address Town/Board of Education overflow storage needs to free the gymnasium at the Board of Education offices for recreational use.	BOS BOE	2	<input type="checkbox"/>


Address Human Service and Senior Service Needs (Page 7-8)

		Who	Priority	Done
	13. Explore options for supplementing the three community centers in the future to better meet townwide social and recreational needs.	BOS DHS	3	<input type="checkbox"/>

Support the Libraries (Page 7-8)

		Who	Priority	Done
	14. Continue to support the three libraries in their efforts to provide library services at the village level.	BOF BOS	A	


Address School Facility Needs (Page 7-10)

		Who	Priority	Done
	15. Monitor capacities of individual schools to determine if additional space will be needed. If growth cannot be accommodated in place, appropriately located land should be secured before it is lost to development.	BOE BOF	C	

Legend

BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectmen
DHS	Department of Human Services


Priorities

	Task
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1	High Priority
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2	Moderate Priority
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3	Lower Priority
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	Policy
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A	High Priority
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B	Moderate Priority
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C	Lower Priority
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Legend

BOS	Board of Selectmen
COG	Southeastern Connecticut Council of Governments
DOP	Department of Plan- ning
DOT	Department of Transportation
DPW	Public Works Department
PZC	Planning & Zoning Commission


Priorities

	Task
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1	High Priority
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2	Moderate Priority
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3	Lower Priority
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	Policy
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A	High Priority
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B	Moderate Priority
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C	Lower Priority
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Address Vehicular Transportation Needs



Relate Road Design to Desired Land Use (Page 7-12)

		Who	Priority	Done
	1. Classify roads according to both their function and the desired pattern of growth it is intended to support.	DOP DPW PZC	A	

Review and Revise Road Construction Standards (Page 7-14)





		Who	Priority	Done
	2. Create context sensitive road design standards.	DOP DPW PZC	1	<input type="checkbox"/>

Address Desirable Road Improvements (Page 7-14)

		Who	Priority	Done
	3. Work with ConnDOT and SECCOG to address critical accident locations on State highways.	BOS COG DOP DOT DPW	1	<input type="checkbox"/>
	4. Complete scheduled safety improvements on Town roads.	DPW	1	<input type="checkbox"/>




Address Pedestrian and Bicycle Circulation

Address Pedestrian and Bicycle Circulation (Page 7-16)

		Who	Priority	Done
	1. Connect villages and other activity nodes with sidewalks or trails.	BOS DOT DPW	A	
	2. Require sidewalks as part of all development proposals and road improvement projects within walking distance of schools parks and playgrounds	DOT DPW PZC	A	
	3. Require all road improvement projects to consider bicycle accommodations in their design.	DOT DPW	B	
	4. Require site development projects to consider bicycle accommodations in their design.	DOP PZC	B	





Address Transit Options

Address Transit Options (Page 7-18)




		Who	Priority	Done
	1. Explore expansion of SEAT bus service to serve all villages.	DOP SEAT	2	<input type="checkbox"/>
	2. Work with Mystic Chamber of Commerce to improve and promote Mystic jitney bus service.	BOS DOP MCC	1	<input type="checkbox"/>
	3. Pursue improved Amtrak service to Mystic.	BOS DOP MCC	2	<input type="checkbox"/>

Modify Parking and Other Standards

Modify Parking Standards (Page 7-19)

		Who	Priority	Done
	1. Create graduated minimum retail parking requirements and Investigate parking maximums for larger developments.	PZC	1	<input type="checkbox"/>
	2. Allow parking reductions for mixed-uses with offset peak parking demands.	PZC	2	<input type="checkbox"/>
	3. Create more stringent parking lot landscaping requirements for all commercial areas.	PZC	1	<input type="checkbox"/>
	4. Allow alternative pervious paving materials for limited applications outside Aquifer Protection Zones.	PZC	2	<input type="checkbox"/>


Modify Lighting Standards (Page 7-20)


		Who	Priority	Done
	5. Modify lighting requirements to reduce excessive lighting.	PZC	2	<input type="checkbox"/>
	6. Adopt an ordinance to prohibit off-site floodlights and other sources of unnecessary of light pollution.	BOS	2	<input type="checkbox"/>
	7. Investigate Town ownership of street lights on Town Roads.	DPW	2	<input type="checkbox"/>

Legend

BOS	Board of Selectmen
COG	Southeastern Connecticut Council of Governments
DOP	Department of Planning
DOT	Department of Transportation
DPW	Public Works Department
MCC	Mystic Chamber of Commerce
PZC	Planning & Zoning Commission
SEAT	Southeastern Area Transit

Priorities


	Task
1	High Priority
2	Moderate Priority
3	Lower Priority

	Policy
A	High Priority
B	Moderate Priority
C	Lower Priority

Legend

CSC	Connecticut Siting Council
DOP	Department of Planning
FD	Fire Departments
WC	Water Companies / Departments
WPCA	Water Pollution Control Authority


Priorities

	Task
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1	High Priority
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2	Moderate Priority
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3	Lower Priority
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	Policy
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A	High Priority
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B	Moderate Priority
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C	Lower Priority
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Provide for Adequate Utility Services


Encourage Provision of Adequate Water Service (Page 7-21)

	Who	Priority	Done
 1. Ensure adequate quantities of safe drinking water to support existing and future development.	WC	1	<input type="checkbox"/>
 2. Address fire hydrant volume and pressure issues.	FD WC	1	<input type="checkbox"/>
 3. Develop requirements for fire ponds and/or underground water tanks (cisterns) in or near new developments not served by public water systems.	FD PZC	1	<input type="checkbox"/>
 4. Prepare a water re-supply master plan to ensure availability of fire protection water supplies.	FD	1	<input type="checkbox"/>

Provide Adequate Sewer Capacity (Page 7-22)

	Who	Priority	Done
 5. If feasible, connect the Mystic sewer system into the Groton sewer system.	WPCA	2	<input type="checkbox"/>
 6. Consider creating a septic management plan and adopting an ordinance to require the inspection and regular cleaning of septic systems.	WPCA	2	<input type="checkbox"/>

Ensure Adequacy of Other Utility Services (Page 7-22)

	Who	Priority	Done
 7. Take a proactive approach towards telecommunication towers by planning for the most desirable future sites; adopting guiding principles for locating tower; and consider repealing the telecommunication tower regulations.	CSC DOP PZC	2	<input type="checkbox"/>